

SEND TAX NOTICE TO:
Peggy J. Carroll
109 Oxmoor Drive
Helena, AL 35080

20210304000109520
03/04/2021 03:10:41 PM
DEEDS 1/3

SHELBY COUNTY)

Lot 1107, according to the Map of Second Addition, Old Cahaba, Phase III, as recorded in Map Book 29, Page 33 in the Probate Office of Shelby County, Alabama.

Jeannine Glass Ward is one and the same Jeannine Ward who acquired title under Instrument Number 20060911000447470, recorded on September 11, 2006 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 3rd day of March, 20 21.

Estate of Jeannine Glass Ward, deceased, Shelby County Probate Case No. PR-2020-000913

BY: Steven Carroll Ward

Steven Carroll Ward
Co-Personal Representative

BY: Jeannine Ward Usher

Jeannine Ward Usher
Co-Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Carroll Ward and Jeannine Ward Usher whose names as Co-Personal Representatives for The Estate of Jeannine Glass Ward, deceased, Shelby County Probate Case No. PR-2020-000913 are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily and in their capacity as Co-Personal Representatives on the day the same bears date.

Given under my hand and official seal on 3rd day of March, 20 21.

Courtney Snow Carter

Notary Public

My commission expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Jeannine Glass Ward,
deceased, Shelby County Probate
Case No. PR-2020-000913

Grantee's Name Peggy J. Carroll

Mailing Address 106 Stoneridge Circle
Helena, AL 35080

Mailing Address 109 Oxmoor Drive
Helena, AL 35080

Property Address 109 Oxmoor Drive
Helena, AL 35080

Date of Sale March 3, 2021
Total Purchase Price \$240,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - Estate of Jeannine Glass Ward, deceased, Shelby County Probate Case
No. PR-2020-000913, 106 Stoneridge Circle, Helena, AL 35080.

Grantee's name and mailing address - Peggy J. Carroll, 109 Oxmoor Drive, Helena, AL 35080.

Property address - 109 Oxmoor Drive, Helena, AL 35080

Date of Sale - March 3, 2021.

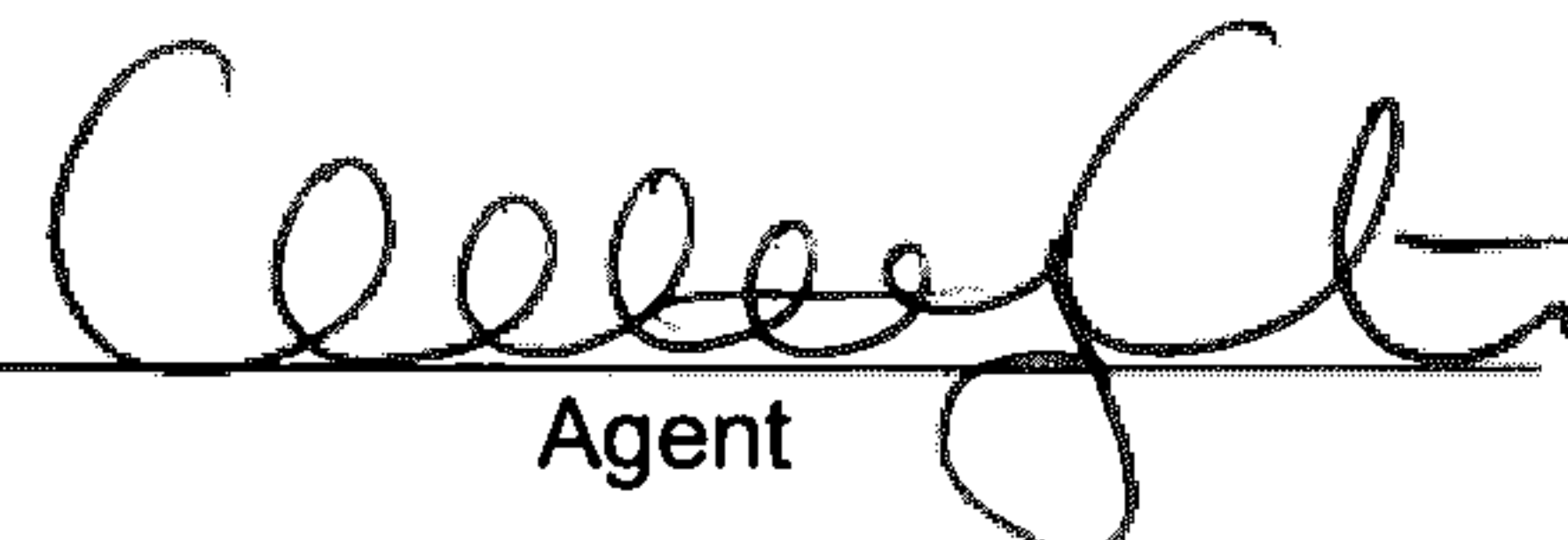
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of valuing
property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama
1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: March 3, 2021

Sign 
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2021 03:10:41 PM
\$76.00 CHERRY
20210304000109520

Allen S. Bayl